

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NW/S Heavrin Court, 470 ft. SW of c/l Neck Road
24 Heavrin Court
11th Election District
6th Councilmanic District
Lorenzo Jennings, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-96-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Lorenzo Jennings and Danice Jennings, his wife, for that property known as 24 Heavrin Court in the Belneck Square Subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 504 (V.B.6.b & V.B.6.c) of the Baltimore County Zoning Regulations (BCZR) to allow a 5 ft. window to property line setback and 20 ft. between windows in lieu of 15 ft. and 40 ft., respectively, (patio room, deck. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

10/4/95
M. G. Smith

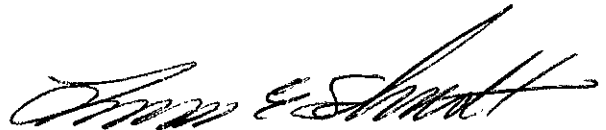
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4TH day of October, 1995 that the Petition for a Zoning Variance from Section 504 (V.B.6.b & V.B.6.c) of the Baltimore County Zoning Regulations (BCZR) to allow a 5 ft. window to property line setback and 20 ft. between windows, in lieu of 15 ft. and 40 ft., respectively, (patio room, deck, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

10/4/95

By

M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. Lorenzo Jennings
24 Heavrin Court
Baltimore, Maryland 21236

RE: Petition for Administrative Zoning Variance
Case No. 96-96-A
Property: 24 Heavrin Court

Dear Mr. and Mrs. Jennings:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-96-A

24 HEAVRIN COURT

which is presently zoned ORS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

504 (V.B.6.b. + V.B.6.c.) to permit a 5 ft window to property line setback and 20 ft between windows in lieu of 15' and 40', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted. If:

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: 224

DATE: 9/6/95

ESTIMATED POSTING DATE: 9/17/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 103

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 24 Hearrin Court
address
Balt Md 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Our house was built on the rear yard setback line and doesn't allow us to have a deck or patio. Our house has a patio door 8' above grade but no deck. In order to enjoy our rear yard and utilize this patio door we would like to build a 10x12 deck with a 10x12 patio room. This would allow us to spend more time in our yard, free from bugs and the direct sun.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Danice Jennings
(signature)
Danice Jennings
(type or print name)



Lorenzo E. Jennings
(signature)
Lorenzo E. Jennings
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Danice Jennings & Lorenzo Jennings

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Sept. 5, 1995
date

Heidi Lynn Broyles
NOTARY PUBLIC

My Commission Expires:

HEIDI LYNN BROYLES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 18, 1999

MICROFILMED

Being Description for 24 Heaven Ct.
 Beginning at a Point on the North East
 Side of Heaven Ct which is 30' wide
 at the distance of 447' North East of
 the Center line of the nearest Improved
 Intersecting Street.

Heaven Ct. which is 33' wide.

Being lot #24. Block Section*
 in the Subdivision of - Belvedere Square
 as Recorded in Baltimore County Plat Book
 # SM 62 Folio #16 Containing 3000 Sq.
 also known as 24 Heaven Ct.
 and located in the 11th Election
 District, 6th Canalmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-96-A

District 11th

Date of Posting 9/15/95

Posted for: Variance

Petitioner: David & Lorena Jennings

Location of property: 24 Hedwin Court

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by [Signature]
Signature

Date of return: 9/22/95

Number of Signs: 1



TIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-96

DATE 9/6/95 ACCOUNT 01-615

Item: 103

By: mmrk

AMOUNT \$ 85.00

RECEIVED FROM: Appleby Systems, Inc - Jennings (#24 Heaven Ct.)

010 - Res Var. — \$50.00

080 - 1507 — \$35.00

\$85.00

FOR: _____

4400280258011000

09/06/95

03 111146002 02

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 103

Petitioner: Danica + Lorenzo Jennings

Location: 24 Heavrin Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Danica + Lorenzo Jennings

ADDRESS: 24 Heavrin Ct.

Ba. Hb. MD. 21236

PHONE NUMBER: _____

MICROFILMED

AJ:ggs

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-96-A (Item 103)
24 Heavrin Court
NW/S Heavrin Court, 470' SW of c/l Necker Road
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Danice and Lorenzo Jennings

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 26, 1995

Mr. and Mrs. Lorenzo E. Jennings
24 Heavrin Court
Baltimore, Maryland 21236

RE: Item No.: 103
Case No.: 96-96-A
Petitioner: L. E. Jennings, et ux

Dear Mr. and Mrs. Jennings:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

10/10/95



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105,
106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED

SEP 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881. MS-1102F



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 14, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 103 (MDK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/25/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/18/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

103

104

107

108

109

110

111

112

113

114

115

116

LS:sp

LETTY2/DEPRM/TXTSBP

10/18/95

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 25, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., ^{RWB/DK} Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 25, 1995
Items 103, 104, 109, 110, 112, 114, and 115

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

#103 --- MJK

1. No telephone number for legal owner.

#104 --- MJK

1. Need attorney - incorporated.
2. Need printed name of person signing for legal owner.

#105 --- JCM

1. Need authorization for person signing for legal owner.
2. Zoning on variance petition says "BR-AS"; zoning on special exception and special hearing petition says "BL-AS"; folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.

#106 --- JCM

1. Need authorization for person signing for legal owner.

#107 --- JCM

1. Need authorization for person signing for legal owner.

#109 --- JLL

1. No review information on bottom of petition form.

#110 --- JRA

1. No review information on bottom of petition form.

#112 --- JRF

1. No city, state, or zip code for legal owner.

#113 --- JJS

1. Legal owner did not sign back of petition form.
2. Notary section is invalid -- no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).

#116 --- JCM

1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

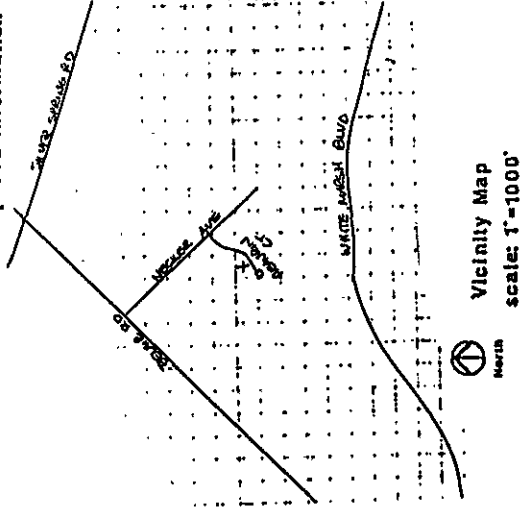
PROPERTY ADDRESS: 24 HEAVRIN COURT

Subdivision name: BELNECK SQUARE

plat book # 162, folio # 94, lot # 12, section # 12

OWNER: JENNINGS, LORENZO & DANICE

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District: 11

Councilmanic District: 6

1"=200' scale map: 24000 02102

Zoning: D.R. S.5

Lot size: .081 acreage 3800 square feet

public private

SEWER: ☒ public ☒ private

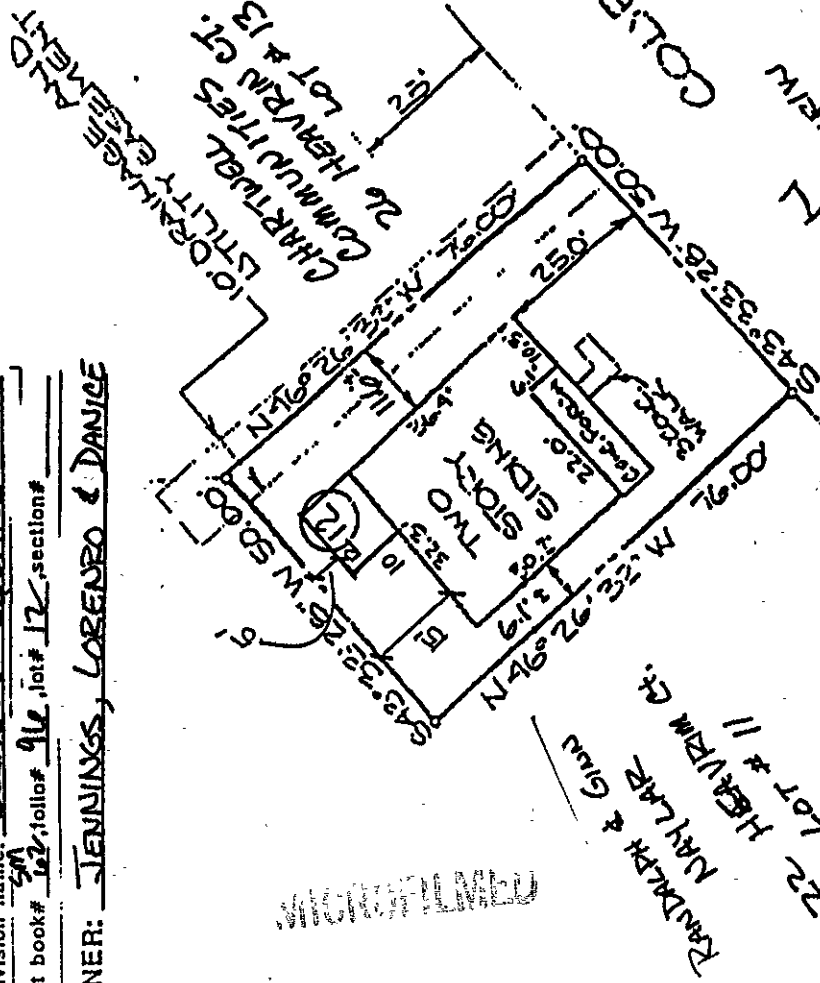
WATER: ☒ public ☒ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: nmk ITEM #: 102 CASE #:



96-96-A

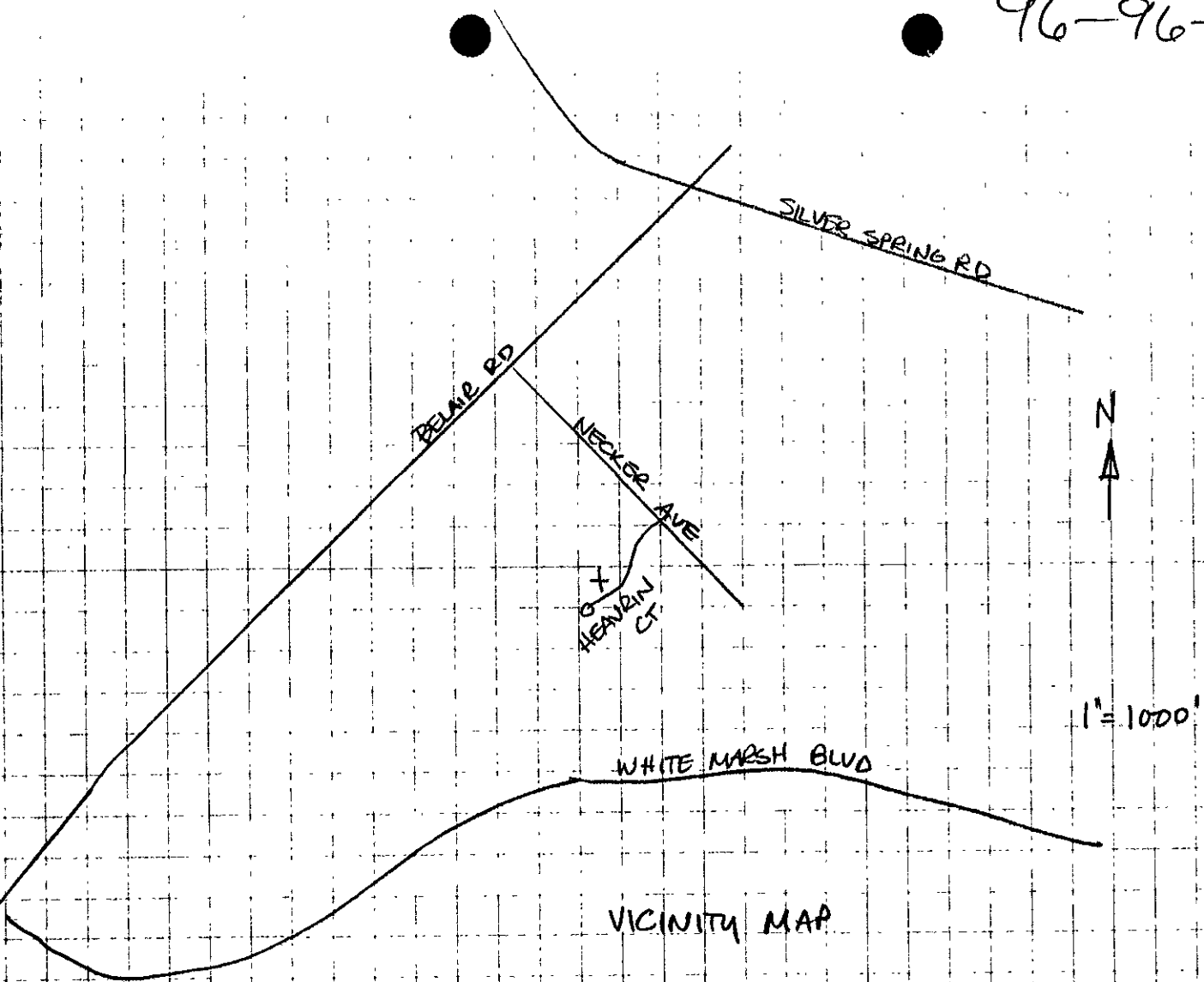


North

date: _____ prepared by: _____

Scale of Drawing: 1" = 30'

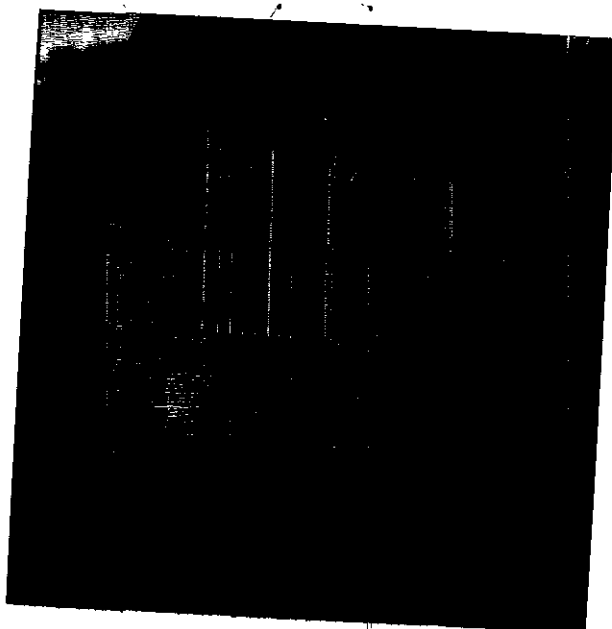
96-96-A



PETITION FOR ZONING VARIANCE

LORENZO & DANICE JENNINGS
24 HEAVRIN CT
BALTIMORE, MD. 21236

MICHAEL J. JENNINGS



Jennings #103

0-26-26

NE 8 F ↑
N

SITE

D.R. 5.5

921404-A

VOLLMERT

N 32,000

N 30,000

N 31,000

BM

Run...

FIG 3

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

PLAN HOLD CORPORATION • IRVINE CALIFORNIA



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	N.E.
DATE		8-F
OF		
PHOTOGRAPHY		
JANUARY		
1986		

#103

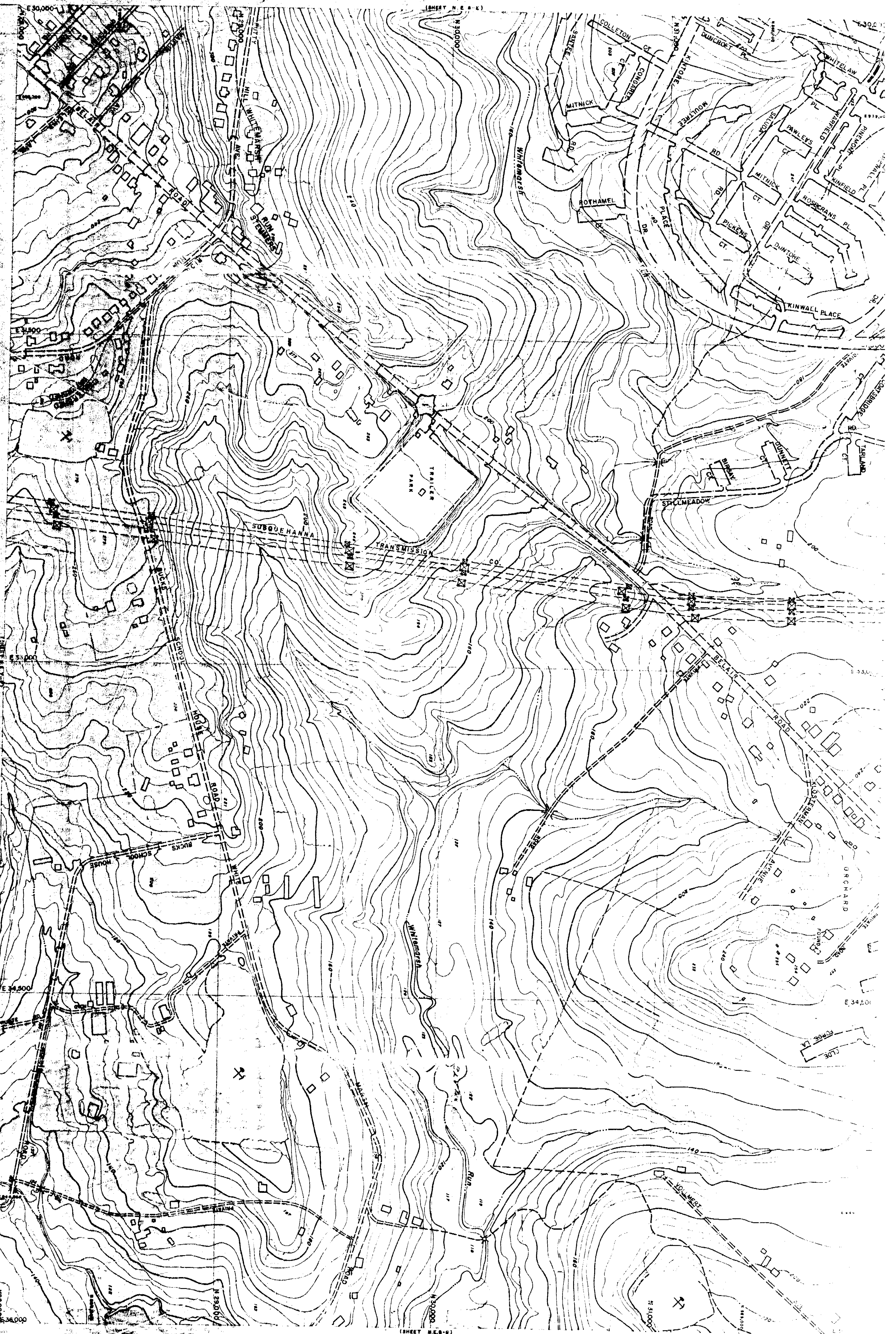
96-96-A

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

N-SE N-SW
N-NE M-NW

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	APRIL 1953	1" = 200'	FULLERTON	N.E. 8-F

Topography Compiled by Aero Service Corp. of America, Inc., Langley, VA, PA.



#103

96-96-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	N.E.
DATE		8-F
OF		
PHOTOGRAPHY		
JANUARY		
1986		

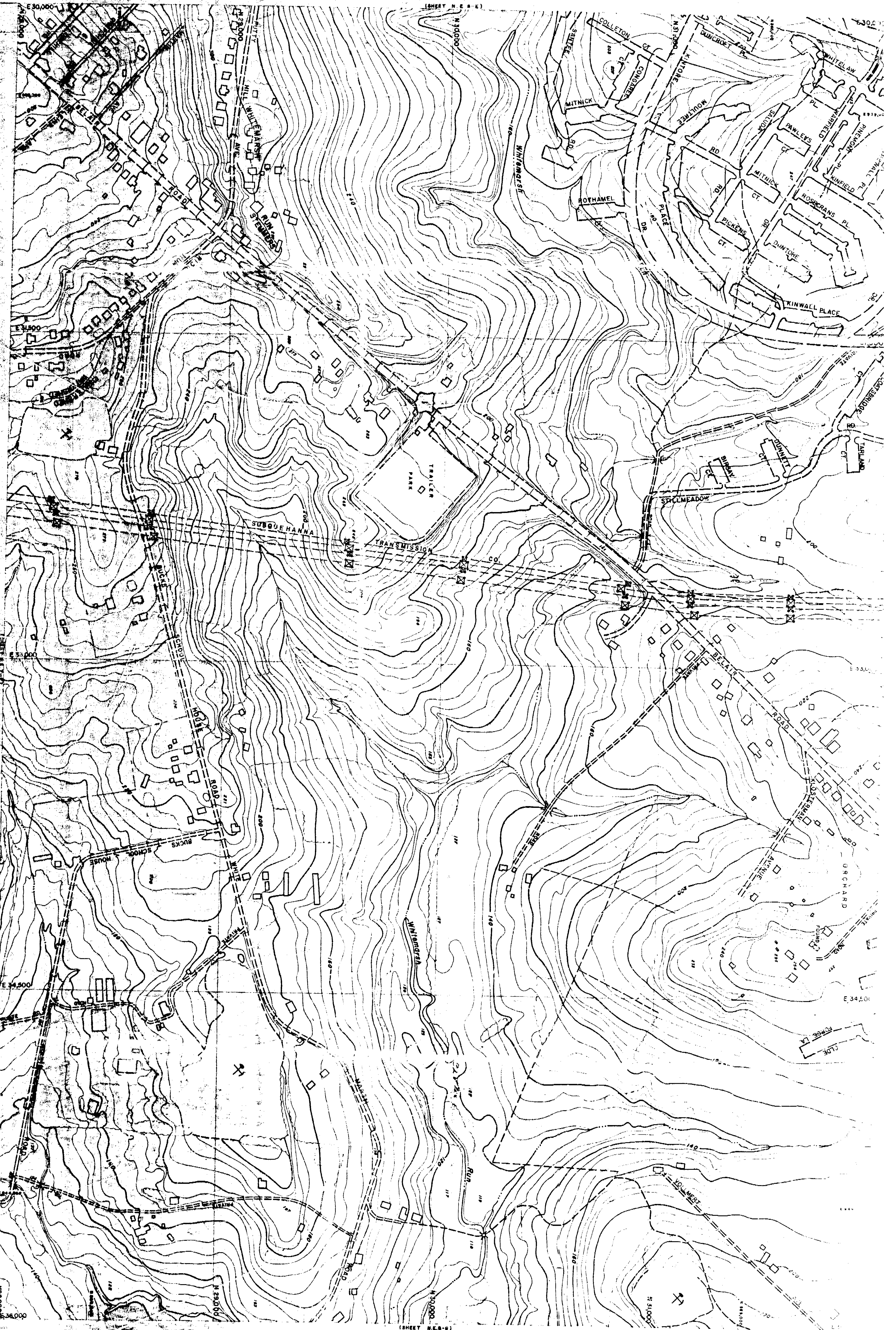
#103

96-96-A

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

N-SE N-SW
N-NE M-NW

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	FULLERTON	N.E. 8-F
Topography Compiled by Aero Service Corp., Laurel, Md. 1953				



#103

96-96-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NW/S Heavrin Court, 470 ft. SW of c/l Neck Road
24 Heavrin Court
11th Election District
6th Councilmanic District
Lorenzo Jennings, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-96-A
* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of October, 1995 that the Petition for a Zoning Variance from Section 504 (V.B.6.b & V.B.6.c) of the Baltimore County Zoning Regulations (BCZR) to allow a 5 ft. window to property line setback and 20 ft. between windows, in lieu of 15 ft. and 40 ft., respectively, (patio room, deck, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. Lorenzo Jennings
24 Heavrin Court
Baltimore, Maryland 21236

RE: Petition for Administrative Zoning Variance
Case No. 96-96-A
Property: 24 Heavrin Court

Dear Mr. and Mrs. Jennings:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 24 Heavrin Court
96-96-A which is presently zoned CRS-7

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 (V.B.6.b & V.B.6.c) of the Baltimore County Zoning Regulations to allow a 5 ft. window to property line setback and 20 ft. between windows, in lieu of 15 ft. and 40 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
see reverse file

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Control Purchase Letter	Legal Owner(s)
Type of Petition	Legal Owner(s)
Signature	Signature
City	City
Address	Address
City	City
Address	Address
City	City
Address	Address
City	City
Address	Address
City	City
Address	Address

A Public Hearing having been requested and/or found to be required by the Zoning Commissioner of Baltimore County, this petition shall be filed with the Zoning Commissioner of Baltimore County, and shall be subject to the Zoning Regulations of Baltimore County, and shall be subject to the Zoning Regulations of Baltimore County, and shall be subject to the Zoning Regulations of Baltimore County.

REVIEWED BY: LES DATE: 10/4/95
ESTIMATED POSTING DATE: 10/10/95

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 24 Heavrin Court
Balt Md 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please describe in greatest detail)

Our house was built on the rear yard setback line and doesn't allow us to have a deck or patio. Our house has a patio door to the rear yard, but he pick. In order to enjoy our rear yard and utilize this patio door we figured we'd build a 10x12 deck with a 10x12 patio door. This would allow us to spend more time in our yard, free from bugs and the direct sun.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Danice Jennings
Danice Jennings
Type of person
Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Danice Jennings & Lorenzo Jennings

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Sept 5, 1995

My Commission Expires:

HELEN DAWN BOWLES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 18, 1999

96-96-A

Zoning Description for 24 Heavrin Ct.
Being at a Point on the North East
Side of Heavrin Ct which is 30' wide
at the distance of 447' North East of
the Center line of the Heavrin Impva. &
Intersecting Street.
Aparker Col. which is 33' wide.
Being lot #24. Block Section *
in the Subdivision of Belneck Square
as Recorded in Baltimore County Plat Book
SM62 Folio #16 Containing 3000 S.F.
also known as 24 Heavrin Ct.
and located in the 11th Election
District, 6th Councilmanic District.

103

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 9/10/95
Posted for: Variance
Petitioner: Danice & Lorenzo Jennings
Location of property: 24 Heavrin Court
Location of Sign: Rear yard, on property being zoned
Remarks: See reverse file
Posted by: Matthew Date of return: 9/10/95
Number of Signs: 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JASBON, DIRECTOR

For newspaper advertising:

Item No.: 103

Petitioner: Danice & Lorenzo Jennings

Location: 24 Heavrin Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Danice & Lorenzo Jennings

ADDRESS: 24 Heavrin Ct

Balt Md 21236

PHONE NUMBER:

AJ:ggg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-96-2 (Item 103)
24 Heavrin Court
NW/SE Heavrin Court, 470' SW of c/l Wecker Road
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Danica and Lorenzo Jennings



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 26, 1995

Mr. and Mrs. Lorenzo E. Jennings
24 Heavrin Court
Baltimore, Maryland 21236

RE: Item No.: 103
Case No.: 96-96-A
Petitioner: L. E. Jennings, et ux

Dear Mr. and Mrs. Jennings:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: PROCEED. CASE: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW

Dining Agenda:

Sentiment:

Pursuant to your request, the referenced property, has been surveyed by this Bureau and the comments below are applicable and subject to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 107, 108, 109, 110, 112, 113, 114 AND 115.

RECEIVED
SEP 21 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal's Office, PHONE 887-4661, MS-1102F

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 14, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kiser*

PK/JL

ITEM78/PZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 103 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 777 • Baltimore, MD 21203-0777
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9/18/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 103
104
107
108
109
110
111
112
113
114
115
116

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 25, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 25, 1995
Items 103, 104, 109, 110, 112, 114, and 115

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

PETITION PROBLEMS

#103 -- MJK

1. No telephone number for legal owner.

#104 -- MJK

1. Need attorney - incorporated.
2. Need printed name of person signing for legal owner.

#105 -- JCM

1. Need authorization for person signing for legal owner.
2. Zoning on variance petition says "BR-AS"; zoning on special exception and special hearing petition says "BL-AS"; folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.

#106 -- JCM

1. Need authorization for person signing for legal owner.

#107 -- JCM

1. Need authorization for person signing for legal owner.

#109 -- JLL

1. No review information on bottom of petition form.

#110 -- JRA

1. No review information on bottom of petition form.

#112 -- JRE

1. No city, state, or zip code for legal owner.

#113 -- JJS

1. Legal owner did not sign back of petition form.
2. Notary section is invalid -- no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).

#116 -- JCM

1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 24 HEAVIN COURT
 Subdivision name: BELNECK SQUARE
 Plat book: 12, sheet 912, lot 12, section 8
 OWNER: JENNINGS, LORENZO & DANICE

96-96-A

Scale of Drawing: 1" = 30'

North

date: _____ prepared by: _____

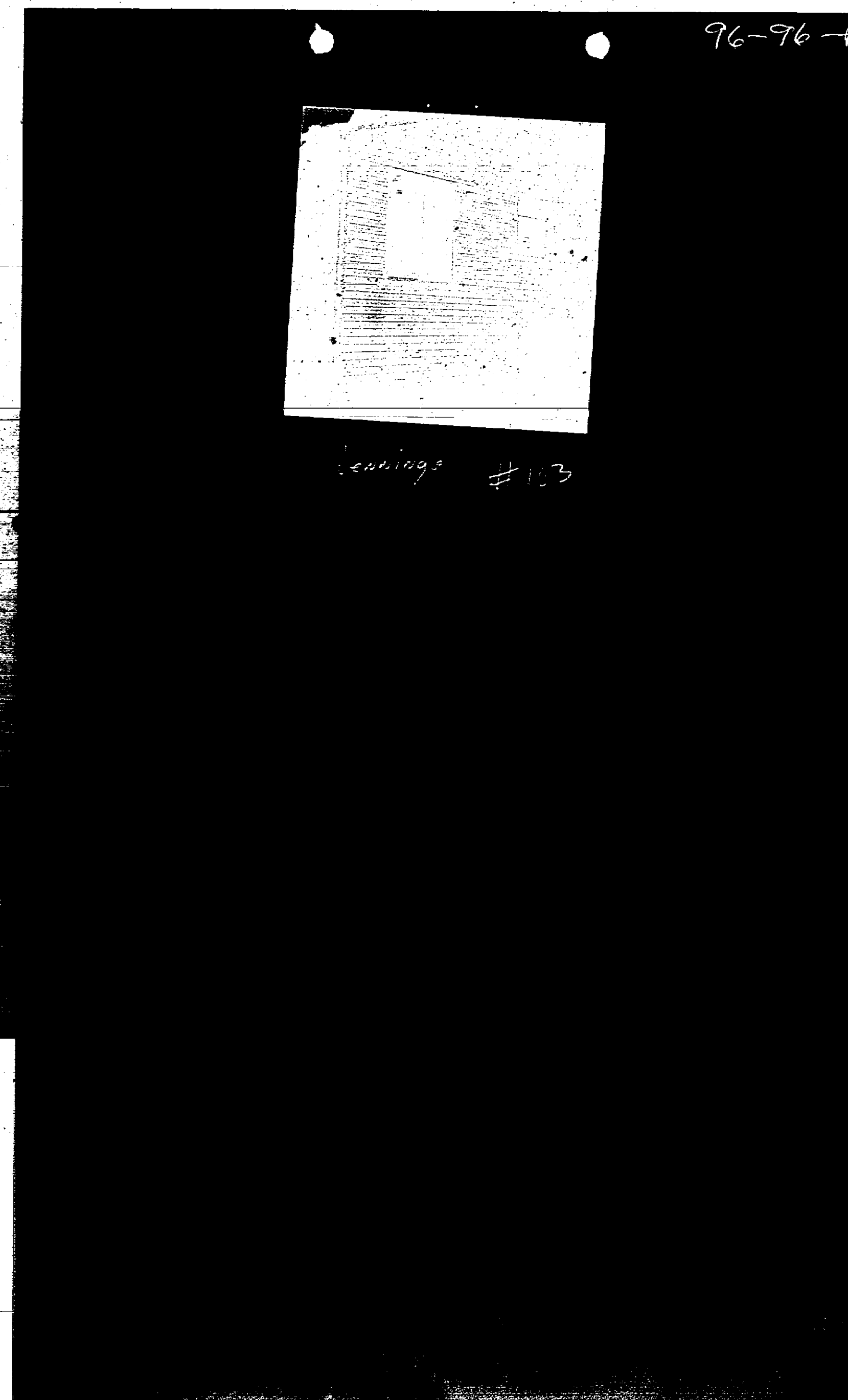
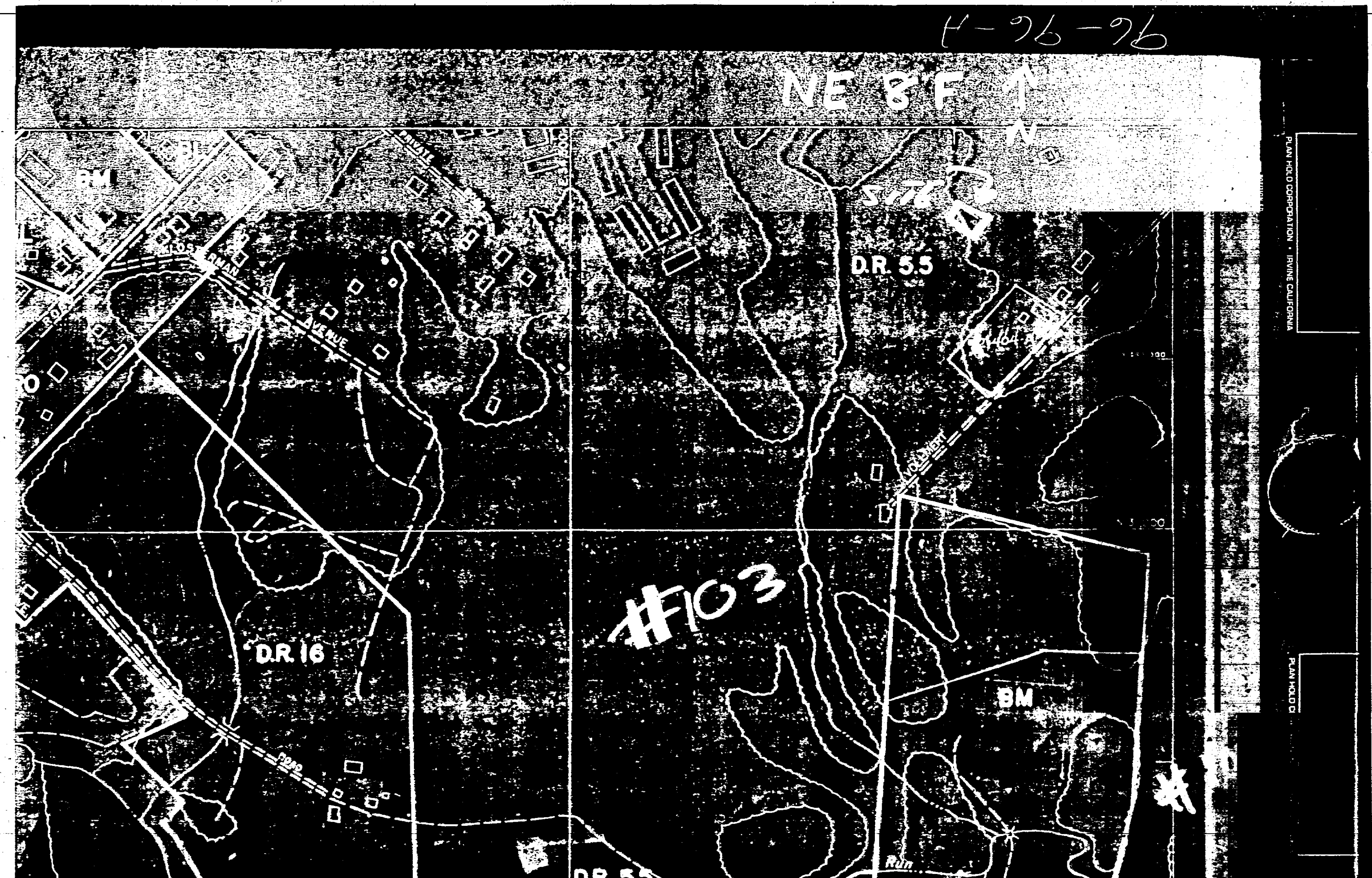
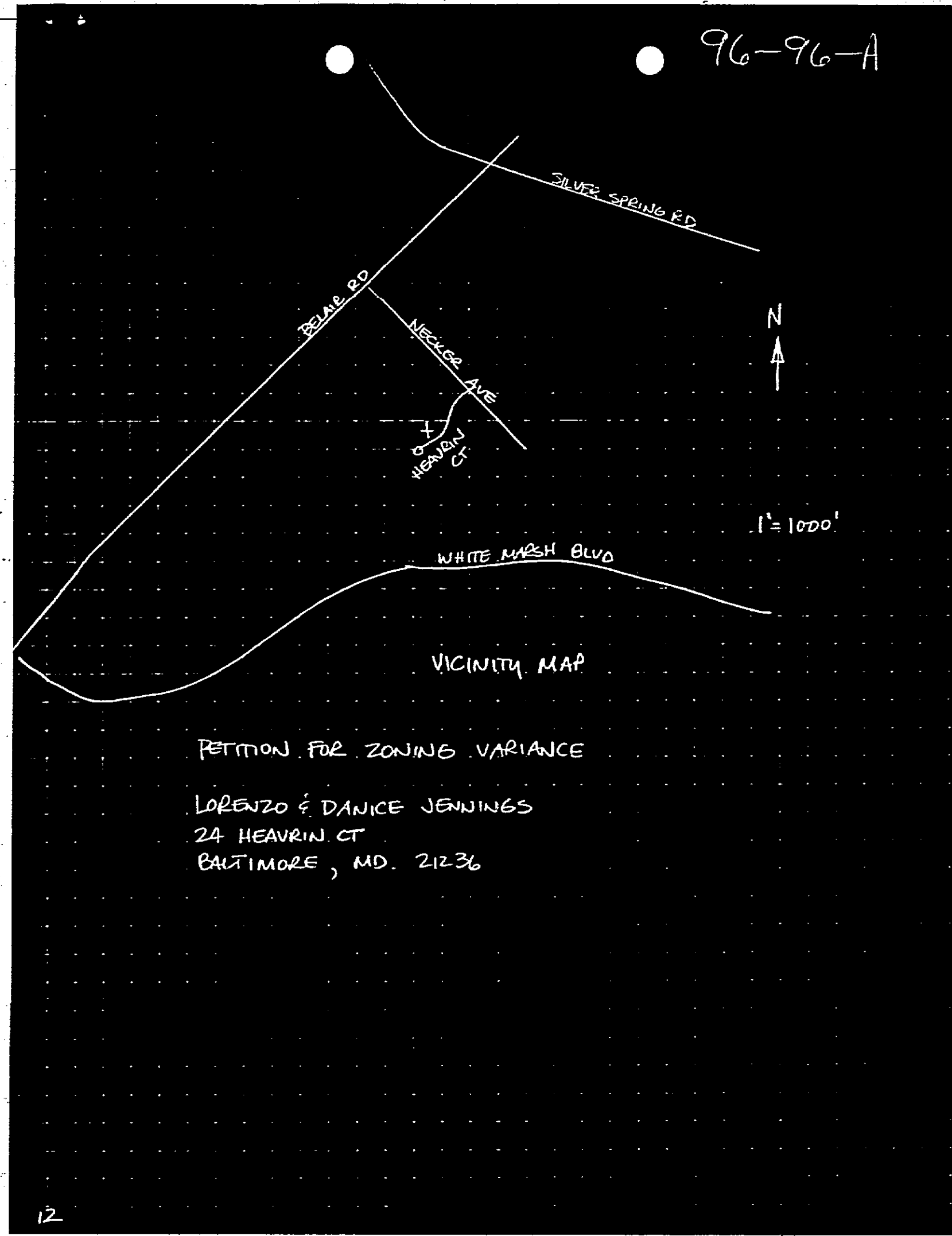
Scale of Drawing: 1" = 30'

LOCATION INFORMATION

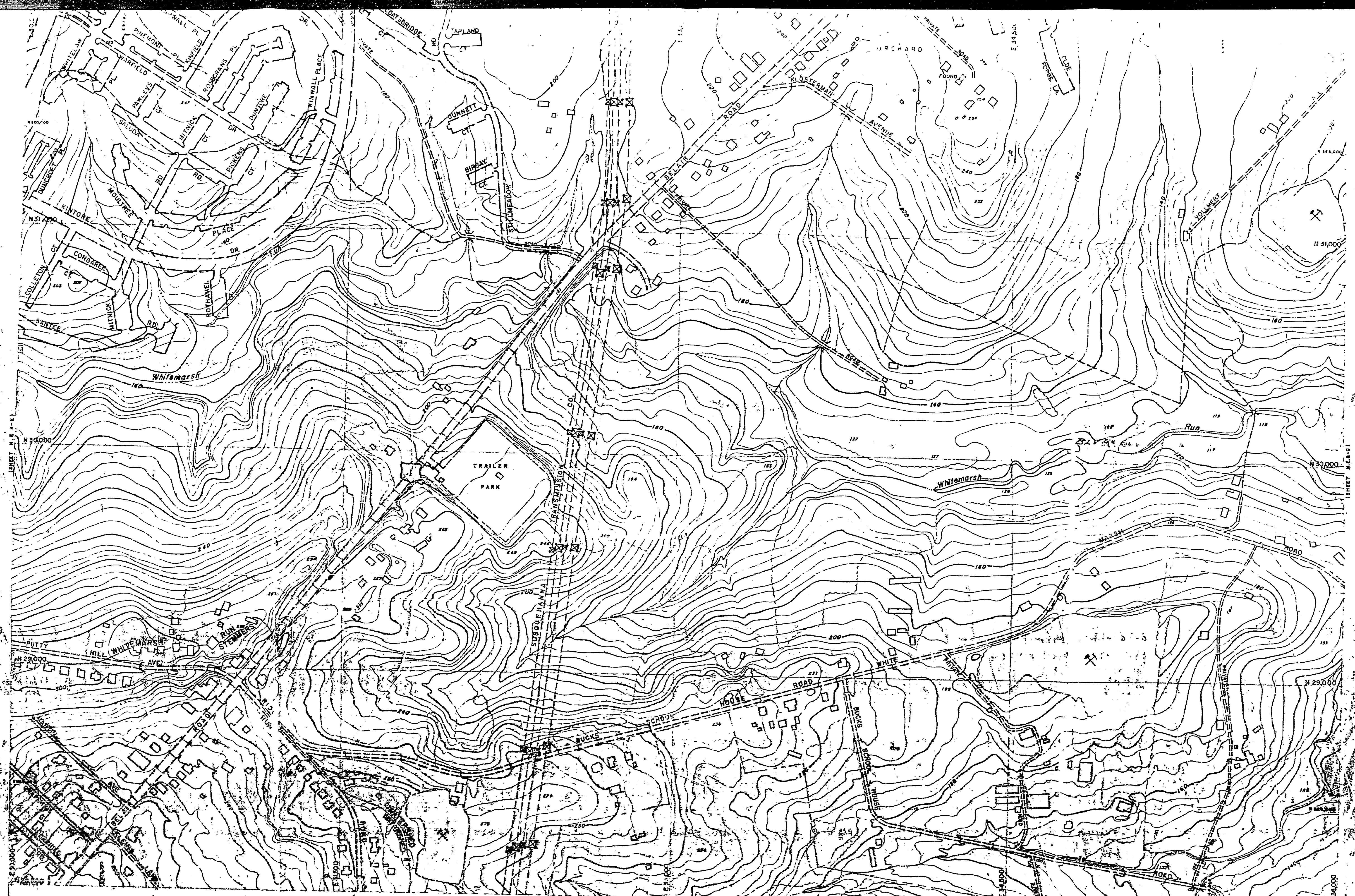
Election District: 11
 Councilmanic District: 6
 1"=200' scale map: 24000 02102
 Zoning: D.R. S-5
 Lot size: .081 3800 square feet

SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: None

Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE#: _____



96-96-A

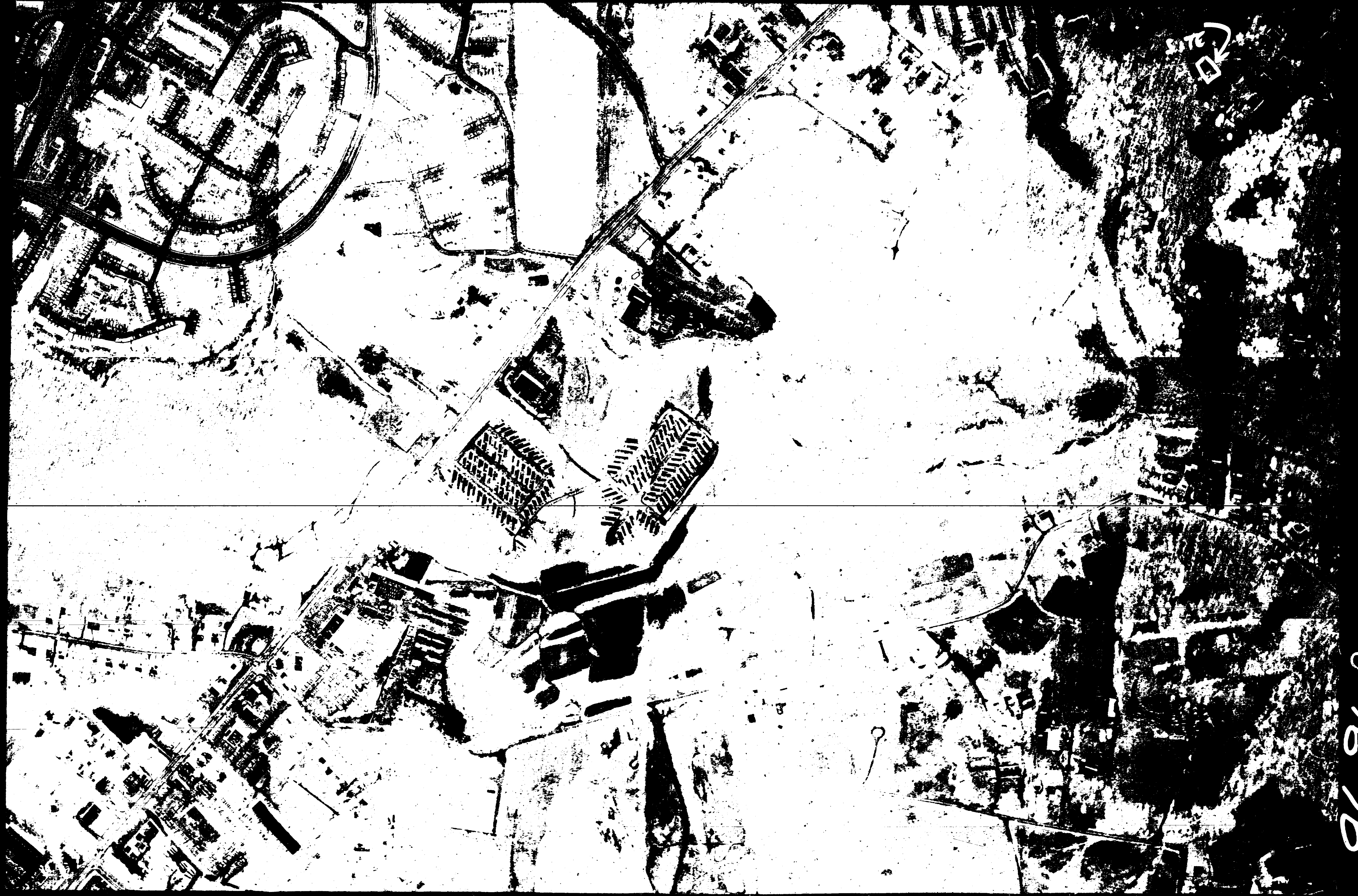


N-SE M-SW
N-NE M-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
	BY	1" = 200'	FULLERTON	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953		B-F

103



96-96-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	N.E. 8-F
DATE OF PHOTOGRAPHY JANUARY 1986	# 103	